

IN RE: PETITION FOR SPECIAL EXCEPTION \* BEFORE THE  
NW/S Eastern Ave, 567' NE of  
c/1 Rolling Mill Road \* ZONING COMMISSIONER  
7930 Eastern Blvd.(Eastpoint Center)  
15th Election District \* OF BALTIMORE COUNTY  
7th Councilmanic District  
Legal Owner: Baltgem Development \* Case No. 96-384-X  
Corporation, et al  
Lessee: RC Theatres Management \*  
Corporation, Petitioner

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Exception for a portion of the property known as the Eastpoint Center (formerly The Eastern Center Shopping Center) located at 7930 Eastern Boulevard in eastern Baltimore County. The Petition is filed by Baltgem Development Corporation, Barget Development Corporation, Karjoy Development Corporation, Maxland Development Corporation, Tomron Investment Corporation and Antonoff Family Trust Partnership, property owners, and RC Theatres Management Corporation, Lessee. The Petitioner seeks relief, pursuant to Section 423.C of the Baltimore County Zoning Regulations (BCZR) for approval of an arcade in an M.L.-I.M. zone. Additionally, pursuant to Section 423.C.4 of the BCZR, the Petitioner requests that the Zoning Commissioner specify the maximum number of amusement devices to be maintained in the proposed arcade on the subject site. The subject property and requested relief are more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Special Exception.

Appearing at the public hearing held for this case were Scott R. Cohen and David Phillips, on behalf of RC Theatres Management Corporation. Also appearing was Herbert Malmud, the Registered Land Surveyor, who prepared the site plan. The Petitioner was represented by Patricia A. Malone, Esquire. There were no Protestants or other interested persons present.

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

Uncontradicted testimony and evidence presented was that the subject property is approximately 19.5 acres in area, zoned M.L.-I.M. The site is developed as an existing strip shopping center and has been utilized in this fashion for many years. Among the tenants in the subject property is a Metro Food Store, a JoAnn Fabric Shop, a Revco Drugstore, an unemployment office maintained by the State of Maryland, and a 10 screen movie theatre operated by the Petitioner. Other businesses on the site include a Frank's Nursery and Craft and several restaurant uses.

The subject movie theatres operated by the Petitioner have been at this location for many years. Presently, the movie features 10 screens and the uncontradicted testimony was that these theatres attract a large number of patrons. Photographs of the site show a well maintained property and a large lobby area presently containing four video games. Mr. Cohen, on behalf of the Petitioner, indicated that the games were maintained by the Petitioner to raise additional revenue and provide additional entertainment to patrons of the theatre immediately before and after show times.

An arcade is defined in Section 101 of the BCZR as "a building or part of a building in which five or more pinball machines, video games or other similar player operated amusement devices are maintained." Arcades are permitted in an M.L. zone by special exception only. The Petitioner proposes increasing the number of machines available to a maximum not to exceed 25. Mr. Cohen indicated that the lobby area is large enough to accommodate such an increase and that the additional revenue and entertainment option is necessary for his theatres to become competitive.

A review of the site plan shows that this is a highly commercial area with similar retail businesses located nearby. The Eastpoint Mall is immediately across the street from the subject site and there is significant distance from the nearest residential area.

ORDER RECEIVED FOR FILING

Date

By

5/13/96  
M. J. Gosh

MICROFILMED

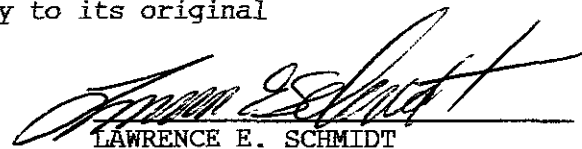
Based on the uncontradicted testimony and evidence, I am persuaded to grant the Petition for Special Exception. The lobby area of the site is large enough to accommodate the increase without detrimental effect to the surrounding businesses. Moreover, the property's location seemingly assures that there will be no impact on the nearest residential community.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 13<sup>th</sup> day of May 1996 that, pursuant to the Petition for Special Exception, approval for an arcade in an M.L.-I.M. zone, pursuant to Section 423.C of the BCZR, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that pursuant to Section 423.C.4 of the BCZR, approval for the maximum number of amusement devices to be maintained in the proposed arcade on the subject site will be 25 in number, subject, however, to the following restriction:

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

  
LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING

Date

By

96-384-X

MICROFILMED

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

May 13, 1996

Patricia A. Malone, Esquire  
Venable, Baetjer and Howard, LLP  
210 Allegheny Avenue  
Towson, Maryland 21204

RE: Petition for Special Exception  
Case No. 96-384-X  
Lessee: RC Theatres Management Corp.  
Legal Owner: Baltgem Development Corporation, et al

Dear Ms. Malone:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Exception has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".  
Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn  
att.

c: Mr. Scott R. Cohen and Mr. David Phillips  
231 W. Cherry Hill Court, Reisterstown, Md. 21136

MICROFILMED





# Petition for Special Exception<sup>381</sup> to the Zoning Commissioner of Baltimore County

for the property located at Eastpoint Center (formerly, Eastern Center  
Shopping Center) 7930 Eastern Boulevard

which is presently zoned ML-IM

96-384-X

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made part of hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

an arcade pursuant to Section 423.C. of the Baltimore County Zoning Regulations and, pursuant to Section 423.C.4 we request the Zoning Commissioner to specify the maximum number of amusement devices to be maintained in the arcade.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

**Contract Purchaser/Lessee:**

RC Theatres Management Corporation

(Type or Print Name)

*Scott B. Cohen*

Signature

by: Scott Cohen, Vice President

231 W. Cherry Hill Court

Address

Reisterstown

MD

21136

City

State

Zipcode

**Attorney for Petitioner:**

Robert A. Hoffman

Venable, Baetjer and Howard, LLP

(Type or Print Name)

*Robert A. Hoffman*

Signature

210 Allegheny Ave.

(410) 494-6200

Address

Phone No

Towson

MD

21204

City

State

Zipcode

DROP - OFF  
No REVIEW  
4/3/96 LCI



I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

**Legal Owner(s):**

See Attached List

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

Robert A. Hoffman

Venable, Baetjer and Howard, LLP

Name

210 Allegheny Ave, Towson, MD 21204

(410) 494-6200

Address

Phone No.

**OFFICE USE ONLY**

ESTIMATED LENGTH OF HEARING \_\_\_\_\_

unavailable for Hearing the following dates \_\_\_\_\_

Next Two Months

ALL \_\_\_\_\_

OTHER \_\_\_\_\_

REVIEWED BY: \_\_\_\_\_

DATE \_\_\_\_\_

MICROFILMED

LEGAL OWNERS

96-384-X

BALTGEM DEVELOPMENT CORPORATION

BY: 

Thomas R. Green, President

BARGET DEVELOPMENT CORPORATION

BY: 

Thomas R. Green, President

KARJOY DEVELOPMENT CORPORATION

BY: 

Thomas R. Green, President

MAXLAND DEVELOPMENT CORPORATION

BY: 

Thomas R. Green, President

TOMRON INVESTMENT CORPORATION

BY: 

Thomas R. Green, President

ANTONOFF FAMILY TRUST PARTNERSHIP

BY: 

Gary L. Antonoff, Its Managing Partner

All c/o Thomas R. Green, President  
Suite 202  
1830 Craig Park Court  
St. Louis, Missouri 63146  
Phone: 314-878-5999

MICROFILMED

381

H. MALMUD & ASSOCIATES, INC.  
100 CHURCH LANE  
BALTIMORE, MARYLAND 21208

96-384-X

TELEPHONE (410) 653-9511

ZONING DESCRIPTION OF THE LOBBY  
SPECIAL EXCEPTION FOR THE LOBBY ARCADE ONLY  
R/C THEATERS MOVIES 10  
EASTPOINT CENTER  
7930 EASTERN AVENUE  
BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME AT THE SOUTHWESTERNMOST CORNER OF THE MOVIES 10 LOBBY AT A POINT MEASURED THE TWO (2) FOLLOWING COURSES AND DISTANCES FROM THE CENTERLINE OF ROLLING MILL ROAD, 50 FEET WIDE AND THE NORTHWEST SIDE OF EASTERN AVENUE, 65.3 FEET WIDE, THENCE RUNNING ALONG THE NORTHWEST SIDE OF EASTERN AVENUE: (1) NORTH 69 43' 05" EAST 607 FEET, AND AT A RIGHT ANGLE TO EASTERN AVENUE (2) NORTH 20 16' 55" WEST 845 FEET TO THE SAID SOUTHWESTERNMOST CORNER OF THE LOBBY, THENCE BINDING ON THE OUTLINE OF THE MOVIES 10 LOBBY, THE NINE (9) FOLLOWING COURSE AND DISTANCES:

- (1) NORTH 24 00' 00" WEST 27.00 FEET;
- (2) SOUTH 66 00' 00" WEST 6.00 FEET,
- (3) NORTH 24 00' 00" WEST 26.00 FEET,
- (4) NORTH 39 26' 06" EAST 24.60 FEET,
- (5) NORTH 66 00' 00" EAST 61.00 FEET,
- (6) SOUTH 24 00' 00" EAST 38.00 FEET,
- (7) SOUTH 66 00' 00" WEST 28.00 FEET,
- (8) SOUTH 24 00' 00" EAST 26.00 FEET AND
- (9) SOUTH 66 00' 00" WEST 49.00 FEET TO THE PLACE OF BEGINNING.

CONTAINING 4301 SQUARE FEET, MORE OR LESS.

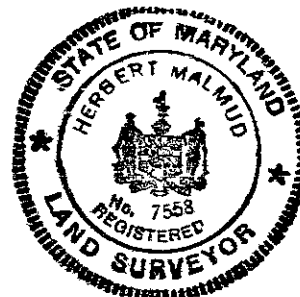
THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY AND NOT FOR THE CONVEYANCE OF TITLE.

HERBERT MALMUD  
REGISTERED LAND SURVEYOR  
MARYLAND # 7558

MARCH 6, 1996

FILE: DESLOBBY

MICROFILMED



**NOTICE OF HEARING**

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations, Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue, in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case #86-384-X  
(Item 381)

7930 Eastern Boulevard  
Eastpoint Center, The Eastern  
Center Shopping Center  
NW/S Eastern Avenue/ Boulevard  
567 NE of c/ Rolling Mill  
15th Election District  
7th Councilmanic  
Legal Owner(s):

Baligern Development Corporation; Karloy Development Corporation; Maxland Development Corporation; Tomron Investment Corporation; and Antenor Family Trust Partnership

Confined Purchaser/lessee:  
RC Theatres Management Corporation

**Special Exception:** for an arcade and we request the zoning commissioner to specify the maximum number of amusement devices to be maintained in the arcade.  
Hearing: Tuesday, May 7, 1986 at 3:00 p.m. in Rm. 118, Old Courthouse.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible, for special accommodations. Please Call 887-3353.

(2) For information concerning the file and/or hearing, Please Call 887-3391.

4/19/86 April 18

cd5084

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., 4/18, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/18, 1986.

THE JEFFERSONIAN,

*D. H. Emick*  
LEGAL AD. - TOWSON

MICROFILMEN



**CERTIFICATE OF POSTING**

**ZONING DEPARTMENT OF BALTIMORE COUNTY**

**Towson, Maryland**

96-384-X

District 15th

Date of Posting 4/24/96

Posted for: May 7, 1996 hearings

Petitioner: RC Theaters Management Corp. / Leases

Location of property: 7930 Eastern Blvd

Location of Sign: Facing Skypoint City Parkway Area, on property being zoned

Remarks: \_\_\_\_\_

Posted by \_\_\_\_\_

Signature

Date of return: 4/26/96

Number of Signs: 1



**MICROFILMED**

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No.

048310

ITEM #381

DROP OFF NO REVIEW

001-6150

DATE 4/3/95

ACCOUNT

AMOUNT \$ 335.00 (NOR)

RECEIVED  
FROM:

RC Theatres

#050 - SPECIAL EXCEPTION - \$300.00  
#080 - SIGN POSTING - \$35.00

FOR:

1980 Eastern Ave.  
7080 Eastern Blvd.  
Eastpoint Center  
CMT:20370

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION  
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

TO: PUTTUXENT PUBLISHING COMPANY  
April 18, 1996 Issue - Jeffersonian

Please forward billing to:

Barbara W. Ormord  
Venable, Baetjer & Howard  
210 Allegheny Avenue  
Towson, MD 21204  
494-6200

---

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-384-X (Item 381)

7930 Eastern Boulevard

Eastpoint Center, fka Eastern Center Shopping Center

NW/S Eastern Avenue/Boulevard, 567' NE of c/l Rolling Mill Road

15th Election District - 7th Councilmanic

Legal Owner(s): Baltgem Development Corporation; Karjoy Development Corporation; Maxland Development Corporation;

Tomron Investment Corporation; and Antonoff Family Trust Partnership

Contract Purchaser/Lessee: RC Theatres Management Corporation

Special Exception for an arcade and we request the zoning commissioner to specify the maximum number of amusement devices to be maintained in the arcade.

HEARING: TUESDAY, MAY 7, 1996 at 3:00 p.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

RECEIVED  
MAY 10 1996



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

April 11, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-384-X (Item 381)

7930 Eastern Boulevard

Eastpoint Center, fka Eastern Center Shopping Center

NW/S Eastern Avenue/Boulevard, 567' NE of c/l Rolling Mill Road

15th Election District - 7th Councilmanic

Legal Owner(s): Baltgem Development Corporation; Karjoy Development Corporation; Maxland Development Corporation;

Towson Investment Corporation; and Antonoff Family Trust Partnership

Contract Purchaser/Lessee: RC Theatres Management Corporation

Special Exception for an arcade and we request the zoning commissioner to specify the maximum number of amusement devices to be maintained in the arcade.

HEARING: TUESDAY, MAY 7, 1996 at 3:00 p.m. in Room 118, Old Courthouse.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon  
Director

cc: RC Theatres Management Corporation  
Robert A. Hoffman, Esq.

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

April 30, 1996

Robert A. Hoffman, Esquire  
Venable, Baetjer and Howard, LLP  
210 Allegheny Avenue  
Towson, MD 21204

RE: Item No.: 381  
Case No.: 96-384-X  
Petitioner: Baltgem Dev. Corp.

Dear Mr. Hoffman:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on April 22, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, reading "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)

MICROFILMED



John Alexander

4/24/96  
TO WCP  
S

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: April 22, 1996

FROM: *Sub* Robert W. Bowling, Chief  
Development Plans Review Division  
Department of Permits & Development  
Management

SUBJECT: Zoning Advisory Committee Meeting  
for April 22, 1996  
Item Nos. 376, 378, 381, 382, 384,  
385, 386, & 388

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE7

MICROFILMED

2 1996

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: ZADM

DATE: 4-17-96

FROM: DEPRM  
Development Coordination

SUBJECT: Zoning Advisory Committee  
Agenda: 4-15-96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

376  
378  
379  
380  
381  
382  
383  
385  
388

LS:sp

LETTY2/DEPRM/TXTSBP

MICROFILMED



**Maryland Department of Transportation  
State Highway Administration**

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

4-12-96

Ms. Joyce Watson  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 381 (WICR)

Dear Ms. Watson:

15 This office has reviewed the referenced item and we have no objection to approval, as a field inspection reveals the existing entrance(s) onto MD/150 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Please contact Bob Small at 410-333-1350<sup>545-5581</sup> if you have any questions. Thank you for the opportunity to review this item.

Very truly yours,

*for* *Bob Small*  
Ronald Burns, Chief  
Engineering Access Permits  
Division

BS

MICROFILMED

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



Baltimore County Government  
Fire Department



700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410) 887-4880

DATE: 04/16/96

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: RC THEATRES MANAGEMENT CORPORATION

Location: NW/S EASTERN AVE./BLVD., 567' NE OF CENTERLINE ROLLING MILL RD.  
(7930 EASTERN BLVD. EASTPOINT CENTER [FKA EASTERN CENTER SHOPPING CENTER])

Item No.: 381

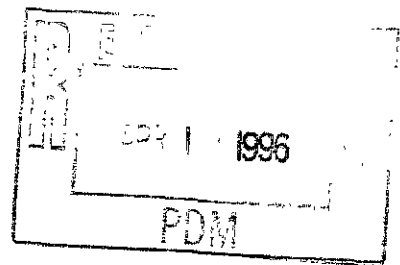
Zoning Agenda: SPECIAL EXCEPTION

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.



REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

MICROFILMED



Printed with Soybean Ink  
on Recycled Paper

B A L T I M O R E C O U N T Y, M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM

DATE: April 16, 1996

FROM: Arnold F. "Pat" Keller, III, Director, OP

SUBJECT: 7930 Eastern Boulevard

INFORMATION:

Item Number: 381

Petitioner: \* See attached list of legal owners

Property Size:

Zoning: ML-IM

Requested Action: Special Exception

Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

Should the Petitioner's request be granted, staff recommends the following condition be placed in the Order:

- The arcade use should be allowed exclusively for paying movie theatre patrons.

Prepared by:

*Jeffrey W. Long*

Division Chief:

*Carol L. Kerns*

PK/JL

MICROFILMED



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

April 9, 1996

Robert A. Hoffman, Esquire  
Venable, Baetjer, and Howard  
210 Allegheny Avenue  
Towson, MD 21204

96-384-X

RE: Preliminary Petition Review (Item #381)  
7930 Eastern Boulevard  
15th Election District

Dear Mr. Hoffman:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed no unaddressed zoning issues and/or incomplete information. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

If you need further information or have any questions, please do not hesitate to contact me at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "M J Kellman".

Mitchell J. Kellman  
Planner II, Zoning Review

MJK:scj

Enclosure (receipt)

c: Zoning Commissioner

MICROFILMED



RE: PETITION FOR SPECIAL EXCEPTION	*	BEFORE THE
7930 Eastern Boulevard, Eastpoint Center		
(fka Eastern Center Shopping Center)	*	ZONING COMMISSIONER
NW/S Eastern Avenue/Boulevard, 567' NE		
of c/l Rolling Mill Road	*	OF BALTIMORE COUNTY
15th Election District, 7th Councilmanic		
	*	CASE NO. 96-384-X
Legal Owner(s): Baltgem Devel. Corp. et al.		
Contract Purchaser/Lessee: RC Theatres	*	
Management Corporation		
Petitioners	*	

\* \* \* \* \*

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

Carole S. Demilio  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 6<sup>th</sup> day of May, 1996, a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esquire, Venable, Baetjer and Howard, 210 Allegheny Avenue, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN

FILED

96-1547  
VENABLE, BAETJER AND HOWARD, LLP  
Including professional corporations

210 Allegheny Avenue  
Post Office Box 5517  
Towson, Maryland 21285-5517  
(410) 494-6200, Fax (410) 821-0147

OFFICES IN

381  
MARYLAND  
WASHINGTON, D.C.  
VIRGINIA

VENABLE  
ATTORNEYS AT LAW

4/1/96  
Y  
Writer's Direct Number:  
410-494-6201

March 29, 1996

Hand Delivery

Mr. Carl Richards  
Department of Permits & Development Management  
County Courts Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

DROP OFF  
NO REVIEW  
4/3/96  
WCR

Re: Contract Purchaser: RC Theatres Management Corporation  
Property Location: Eastpoint Center (formerly Eastern Center  
Shopping Center, 7930 Eastern Avenue  
Petition for Special Exception

Dear Mr. Richards:

I am hereby drop filing the enclosed Petition for Special Exception with regard to the above captioned property. This request has not been previously reviewed by any of the zoning technicians. Also, pursuant to Zoning Enforcement, there are no outstanding zoning violations on site. Enclosed for submittal are the following documents:

1. Petition for Special Exception (3)
2. Zoning description (3)
3. 200' scale zoning map (1)
4. Site Plans (12)
5. Check in the amount of \$335.00

If you have any questions, please give me a call.

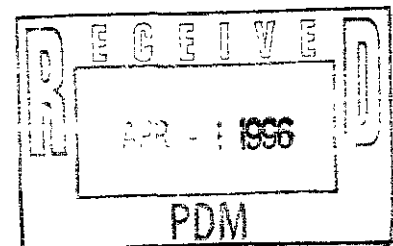
Sincerely,

*Barbara W. Ormord*

Barbara W. Ormord  
Legal Assistant

bw

cc: Robert A. Hoffman, Esquire  
T01DOC51/BAW01/0022255.01



PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

Patricia A. Malone

Scott R. Cohen

DA

~~HERBERT~~ MALMUD

David Phillips

210 Allegheny Ave Towson

231 W. Cherry Ct REISTERSTOWN

100 CHURCH LANE 21208

231 W. Cherry Ct Reisterstown  
md 21136

MICROFILMED

MH-IM

TANKS

381

ML-IM

ML-IM

96-384-X

BM-CSA

BM-CSA

BM-CSA

BM-CSA

BR-CSA

BR-CSA

88-386-SPHA  
533,000

EASTERN

91-199-SPHA  
G-ZC.

MICROFILMED

BM-CT

5-429-SPHXA

51,000  
51,000

Portion of 1992 Comprehensive Zoning  
Maps SEIF, SEIE, NEIF + NEIE

200'  
Scale

IN RE: PETITION FOR SPECIAL EXCEPTION \* BEFORE THE  
NW/5 Eastern Ave, 567' NE of \* ZONING COMMISSIONER  
c/1 Rolling Mill Road \* OF BALTIMORE COUNTY  
7930 Eastern Blvd. (Eastpoint Center)  
15th Election District  
7th Councilmanic District  
Legal Owner: Baltgem Development \* Case No. 96-384-X  
Corporation, et al  
Lessee: RC Theatres Management \*  
Corporation, Petitioner

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Exception for a portion of the property known as the Eastpoint Center (formerly The Eastern Center Shopping Center) located at 7930 Eastern Boulevard in eastern Baltimore County. The Petition is filed by Baltgem Development Corporation, Barget Development Corporation, Karjoy Development Corporation, Maxland Development Corporation, Tomron Investment Corporation and Antonoff Family Trust Partnership, property owners, and RC Theatres Management Corporation, Lessee. The Petitioner seeks relief, pursuant to Section 423.C of the Baltimore County Zoning Regulations (BCZR) for approval of an arcade in an M.L.-I.M. zone. Additionally, pursuant to Section 423.C.4 of the BCZR, the Petitioner requests that the Zoning Commissioner specify the maximum number of amusement devices to be maintained in the proposed arcade on the subject site. The subject property and requested relief are more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Special Exception.

Appearing at the public hearing held for this case were Scott R. Cohen and David Phillips, on behalf of RC Theatres Management Corporation. Also appearing was Herbert Malmud, the Registered Land Surveyor, who prepared the site plan. The Petitioner was represented by Patricia A. Malone, Esquire. There were no Protestants or other interested persons present.

Uncontradicted testimony and evidence presented was that the subject property is approximately 19.5 acres in area, zoned M.L.-I.M. The site is developed as an existing strip shopping center and has been utilized in this fashion for many years. Among the tenants in the subject property is a Metro Food Store, a JoAnn Fabric Shop, a Revco Drugstore, an unemployment office maintained by the State of Maryland, and a 10 screen movie theatre operated by the Petitioner. Other businesses on the site include a Frank's Nursery and Craft and several restaurant uses.

The subject movie theatres operated by the Petitioner have been at this location for many years. Presently, the movie features 10 screens and the uncontradicted testimony was that these theatres attract a large number of patrons. Photographs of the site show a well maintained property and a large lobby area presently containing four video games. Mr. Cohen, on behalf of the Petitioner, indicated that the games were maintained by the Petitioner to raise additional revenue and provide additional entertainment to patrons of the theatre immediately before and after show times.

An arcade is defined in Section 101 of the BCZR as "a building or part of a building in which five or more pinball machines, video games or other similar player operated amusement devices are maintained." Arcades are permitted in an M.L. zone by special exception only. The Petitioner proposes increasing the number of machines available to a maximum not to exceed 25. Mr. Cohen indicated that the lobby area is large enough to accommodate such an increase and that the additional revenue and entertainment option is necessary for his theatres to become competitive.

A review of the site plan shows that this is a highly commercial area with similar retail businesses located nearby. The Eastpoint Mall is immediately across the street from the subject site and there is significant distance from the nearest residential area.

- 2 -

Based on the uncontradicted testimony and evidence, I am persuaded to grant the Petition for Special Exception. The lobby area of the site is large enough to accommodate the increase without detrimental effect to the surrounding businesses. Moreover, the property's location seemingly assures that there will be no impact on the nearest residential community.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 13<sup>th</sup> day of May 1996 that, pursuant to the Petition for Special Exception, approval for an arcade in an M.L.-I.M. zone, pursuant to Section 423.C of the BCZR, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that pursuant to Section 423.C.4 of the BCZR, approval for the maximum number of amusement devices to be maintained in the proposed arcade on the subject site will be 25 in number, subject, however, to the following restriction:

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

LES:mmm

96-384-X

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

May 13, 1996

Patricia A. Malone, Esquire  
Venable, Baetjer and Howard, LLP  
210 Allegheny Avenue  
Towson, Maryland 21204

RE: Petition for Special Exception  
Case No. 96-384-X  
Lessee: RC Theatres Management Corp.  
Legal Owner: Baltgem Development Corporation, et al

Dear Ms. Malone:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Exception has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,  
Lawrence E. Schmidt  
Zoning Commissioner

LES:mmm

at:

c: Mr. Scott R. Cohen and Mr. David Phillips  
231 W. Cherry Hill Court, Reisterstown, Md. 21136

Printed with Supra on  
one side and 140 lbs.



## Petition for Special Exception to the Zoning Commissioner of Baltimore County

for the property located at Eastpoint Center (formerly, Eastern Center Shopping Center) 7930 Eastern Boulevard which is presently zoned ML-IM

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made part of hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

an arcade pursuant to Section 423.C. of the Baltimore County Zoning Regulations and, pursuant to Section 423.C.4 we request the Zoning Commissioner to specify the maximum number of amusement devices to be maintained in the arcade.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

#### Contract Purchaser/Lessee:

RC Theatres Management Corporation  
(Type or Print Name)  
Signature: Scott R. Cohen  
By: Scott Cohen, Vice President  
231 W. Cherry Hill Court  
Address  
Reisterstown MD 21136  
City State Zipcode

#### Attorney for Petitioner:

Robert A. Hoffman  
Venable, Baetjer and Howard, LLP  
(Type or Print Name)  
Signature: Robert A. Hoffman  
210 Allegheny Ave.  
Address  
Towson MD 21204  
City State Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

#### Legal Owner(s):

See Attached List  
(Type or Print Name)  
Signature  
(Type or Print Name)  
Signature  
Address Phone No.

City State Zipcode  
Home, Address and phone number of legal owner, contract purchaser or representative to be contacted.  
Robert A. Hoffman  
Venable, Baetjer and Howard, LLP  
Name  
210 Allegheny Ave, Towson, MD 21204 (410) 494-6200  
Address Phone No.

ESTIMATED LENGTH OF HEARING  
conducive for hearing the following date  
Next Two Months  
ALL OTHER  
REVIEWED BY: DATE

DROP-OFF  
No REVIEW  
4/31/96 KCI

#### LEGAL OWNERS

BALTGEM DEVELOPMENT CORPORATION

BY: Thomas R. Green, President

BARGET DEVELOPMENT CORPORATION

BY: Thomas R. Green, President

KARJOY DEVELOPMENT CORPORATION

BY: Thomas R. Green, President

MAXLAND DEVELOPMENT CORPORATION

BY: Thomas R. Green, President

TOMRON INVESTMENT CORPORATION

BY: Thomas R. Green, President

ANTONOFF FAMILY TRUST PARTNERSHIP

All c/o Thomas R. Green, President  
Suite 202  
1830 Craig Park Court  
St. Louis, Missouri 63146  
Phone: 314-878-5999

H. MALMUD & ASSOCIATES, INC.  
100 CHURCH LANE  
BALTIMORE, MARYLAND 21208  
TELEPHONE (410) 653-9511

ZONING DESCRIPTION OF THE LOBBY  
SPECIAL EXCEPTION FOR THE LOBBY ARCADE ONLY  
R/C THEATRES MOVIES 10  
EASTPOINT CENTER  
7930 EASTERN AVENUE  
BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME AT THE SOUTHWESTERMOST CORNER OF THE MOVIES 10 LOBBY AT A POINT MEASURED THE TWO (2) FOLLOWING COURSES AND DISTANCES FROM THE CENTERLINE OF ROLLING MILL ROAD, 50 FEET WIDE AND THE NORTHWEST SIDE OF EASTERN AVENUE, 65.3 FEET WIDE, THENCE RUNNING ALONG THE NORTHWEST SIDE OF EASTERN AVENUE (1) NORTH 69° 43' 05" EAST 607.4 FEET, AND AT A RIGHT ANGLE TO EASTERN AVENUE (2) NORTH 20° 16' 55" WEST 845 FEET TO THE SAID SOUTHWESTERMOST CORNER OF THE LOBBY, THENCE BINDING ON THE OUTLINE OF THE MOVIES 10 LOBBY, THE NINE (9) FOLLOWING COURSE AND DISTANCES.

- (1) NORTH 24° 00' 00" WEST 27.00 FEET,
- (2) SOUTH 66° 00' 00" WEST 6.00 FEET,
- (3) NORTH 24° 00' 00" WEST 26.00 FEET,
- (4) NORTH 39° 26' 06" EAST 24.60 FEET,
- (5) NORTH 66° 00' 00" EAST 61.00 FEET,
- (6) SOUTH 24° 00' 00" EAST 38.00 FEET,
- (7) SOUTH 66° 00' 00" WEST 28.00 FEET,
- (8) SOUTH 24° 00' 00" EAST 26.00 FEET AND
- (9) SOUTH 66° 00' 00" WEST 49.00 FEET TO THE PLACE OF BEGINNING.

CONTAINING 4301 SQUARE FEET, MORE OR LESS

THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY AND NOT FOR THE CONVEYANCE OF TITLE.

HERBERT MALMUD  
REGISTERED LAND SURVEYOR  
MARYLAND # 7538

MARCH 6, 1996

FILE: DESLOBBY



## CERTIFICATE OF PUBLICATION

TOWSON, MD. 4/18, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/18, 1996.

THE JEFFERSONIAN,  
G. Henrichsen  
LEGAL AD. - TOWSON

NOTICE OF HEARING  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations, has received a Petition for Special Exception to use the property situated at 7930 Eastern Avenue, Baltimore County, Maryland, for an arcade. The property is owned by Baltgem Development Corporation, et al, and is presently zoned ML-IM. A public hearing will be held on the Petition at the County Board of Appeals, 400 Washington Avenue, Towson, Maryland 21204, on May 13, 1996, at 10:00 AM. The Petitioner is hereby notified that failure to appear at the hearing will result in the denial of the Petition. The Petitioner is also notified that the Petition will be considered by the Board of Appeals on May 13, 1996, at 10:00 AM. The Petitioner is further notified that the Petition will be considered by the Board of Appeals on May 13, 1996, at 10:00 AM. The Petitioner is further notified that the Petition will be considered by the Board of Appeals on May 13, 1996, at 10:00 AM.

## CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

96-384-X

District: 15th Date of Posting: 4/18/96  
Posted for: May 7, 1996 hearing  
Petitioner: RC Theatres Management Corp. / Lessee  
Location of property: 7930 Eastern Blvd  
Location of Sign: Along shopping center parking area on 7930 Eastern Blvd  
Remarks: 1  
Signature: Herbert Malmud Date of return: 4/18/96



BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE 4/3/96 ACCOUNT 001-6150  
ITEM #381  
DROP OFF NO REVIEW

AMOUNT \$ 335.00 (WCR)

RECEIVED FROM RC Theatres

#050 - SPECIAL EXCEPTION - \$300.00  
#080 - SIGN POSTING - \$35.00

FOR: 7930 Eastern Boulevard  
Eastpoint Center, 111 W. Chesapeake Avenue  
Towson, MD 21204

VALIDATION OR SIGNATURE OF CASHIER

TO: FUTURE PUBLISHING COMPANY  
April 18, 1996 Issue - Jeffersonian

Please forward billing to:

Barbara W. Oswald  
Venable, Baetjer & Howard  
210 Allegheny Avenue  
Towson, MD 21204  
494-6200

# NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-384-X (Item 381)  
7930 Eastern Boulevard  
Eastpoint Center, The Eastern Center Shopping Center  
NW/4 Eastern Avenue/Boulevard, 567' NE of 471 Rolling Mill Road  
15th Election District - 7th Councilmanic  
Legal Owner(s): Baltgas Development Corporation; Karjoy Development Corporation; Maxland Development Corporation;  
Thorne Investment Corporation; and Antosoff Family Trust Partnership  
Contract Purchaser/Lessee: RC Theatres Management Corporation

Special Exception for an arcade and we request the zoning commissioner to specify the maximum number of amusement devices to be maintained in the arcade.

HEARING: TUESDAY, MAY 7, 1996 at 3:00 p.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

April 11, 1996

# NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-384-X (Item 381)  
7930 Eastern Boulevard  
Eastpoint Center, The Eastern Center Shopping Center  
NW/4 Eastern Avenue/Boulevard, 567' NE of 471 Rolling Mill Road  
15th Election District - 7th Councilmanic  
Legal Owner(s): Baltgas Development Corporation; Karjoy Development Corporation; Maxland Development Corporation;  
Thorne Investment Corporation; and Antosoff Family Trust Partnership  
Contract Purchaser/Lessee: RC Theatres Management Corporation

Special Exception for an arcade and we request the zoning commissioner to specify the maximum number of amusement devices to be maintained in the arcade.

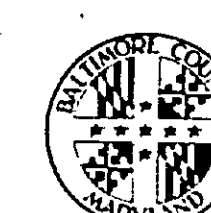
HEARING: TUESDAY, MAY 7, 1996 at 3:00 p.m. in Room 118, Old Courthouse.

*Arnold Jablon*  
Arnold Jablon  
Director

cc: RC Theatres Management Corporation  
Robert A. Hoffman, Esq.

NOTES: (1) HEARING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Printed with Soybean Ink  
on Recycled Paper



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

April 30, 1996

Robert A. Hoffman, Esquire  
Venable, Baetjer and Howard, LLP  
210 Allegheny Avenue  
Towson, MD 21204

RE: Item No.: 381  
Case No.: 96-384-X  
Petitioner: Baltgas Dev. Corp.

Dear Mr. Hoffman:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on April 22, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,  
*W. Carl Richards, Jr.*  
W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)

Printed with Soybean Ink  
on Recycled Paper

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

FROM: Robert W. Bowling, Chief  
Development Plans Review Division  
Department of Permits & Development  
Management

SUBJECT: Zoning Advisory Committee Meeting  
for April 22, 1996  
Item Nos. 376, 378, 381, 382, 384,  
385, 386, & 388

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb  
cc: File

ZONE7

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: ZADM  
FROM: DEPRM  
Development Coordination

SUBJECT: Zoning Advisory Committee  
Agenda: 4-15-96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee items:

Item #'s:  
376  
378  
379  
380  
381  
382  
383  
385  
388

LS:sp

LETTY2/DEPRM/TXTS8P



Maryland Department of Transportation  
State Highway Administration

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

Ms. Joyce Watson  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 381 (WCR)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval, as a field inspection reveals the existing entrance(s) onto MD/150 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Please contact Bob Small at 410-336-1350 if you have any questions. Thank you for the opportunity to review this item.

Very truly yours,

*Bob Small*  
for Ronald Burns, Chief  
Engineering Access Permits  
Division

BS

My telephone number is \_\_\_\_\_  
Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2250 Statewide Toll Free  
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government  
Fire Department

700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410)887-4880

DATE: 04/16/96

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: RC THEATRES MANAGEMENT CORPORATION

Location: NW/4 EASTERN AVE./BLVD., 567' NE OF CENTERLINE ROLLING MILL RD.  
(7930 EASTERN BLVD./EASTPOINT CENTER/PCA EASTERN CENTER SHOPPING CENTER)

Item No.: 381 Zoning Agenda: SPECIAL EXCEPTION

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERHALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

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on Recycled Paper

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM  
DATE: April 16, 1996  
FROM: Arnold F. "Pat" Keller, III, Director, OP  
SUBJECT: 7930 Eastern Boulevard

INFORMATION:  
Item Number: 381  
Petitioner: \* See attached list of legal owners  
Property Size:  
Zoning: ML-1H  
Requested Action: Special Exception  
Hearing Date: / /

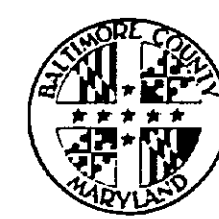
SUMMARY OF RECOMMENDATIONS:  
Should the Petitioner's request be granted, staff recommends the following condition be placed in the Order:

- The arcade use should be allowed exclusively for paying movie theatre patrons.

Prepared by: Jeffrey W. Long

Division Chief: Carol L. Kenna

PK/JL



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

April 9, 1996

Robert A. Hoffman, Esquire  
Venable, Baetjer, and Howard  
210 Allegheny Avenue  
Towson, MD 21204

RE: Preliminary Petition Review (Item #381)  
7930 Eastern Boulevard  
15th Election District

Dear Mr. Hoffman:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed no unaddressed zoning issues and/or incomplete information. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

If you need further information or have any questions, please do not hesitate to contact me at 887-3391.

Very truly yours,

Mitchell J. Kellman  
Mitchell J. Kellman  
Planner II, Zoning Review

MJK:scj

Enclosure (receipt)

c: Zoning Commissioner

Printed with Soybean Ink  
on Recycled Paper

RE: PETITION FOR SPECIAL EXCEPTION  
7930 Eastern Boulevard, Eastpoint Center  
(aka Eastern Center Shopping Center)  
NW/2 Eastern Avenue/Boulevard, 567' NE  
of c/1 Rolling Hill Road  
15th Election District, 7th Councilmanic  
Legal Owner(s): Baltgem Devel. Corp. et al.  
Contract Purchaser/lessee: RC Theatres  
Management Corporation  
Petitioners

BEFORE THE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
CASE NO. 96-384-X

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

Charles S. Dentito  
CHARLES S. DENTITO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 6th day of May, 1996, a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esquire, Venable, Baetjer and Howard, 210 Allegheny Avenue, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN

VENABLE, BAETJER AND HOWARD LLP  
Including professional corporation  
210 Allegheny Avenue  
Post Office Box 5517  
Towson, Maryland 21204-5517  
(410) 494-4200 FAX (410) 521-0147

OFFICES  
381  
MARYLAND  
WASHINGTON, D.C.  
VIRGINIA

Writer's Direct Number:  
410-494-4201

March 29, 1996

Hand Delivery

Mr. Carl Richards  
Department of Permits & Development Management  
County Courts Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Contract Purchaser: RC Theatres Management Corporation  
Property Location: Eastpoint Center (formerly Eastern Center  
Shopping Center, 7930 Eastern Avenue  
Petition for Special Exception

Dear Mr. Richards:

I am hereby drop filing the enclosed Petition for Special Exception with regard to the above captioned property. This request has not been previously reviewed by any of the zoning technicians. Also, pursuant to Zoning Enforcement, there are no outstanding zoning violations on site. Enclosed for submittal are the following documents:

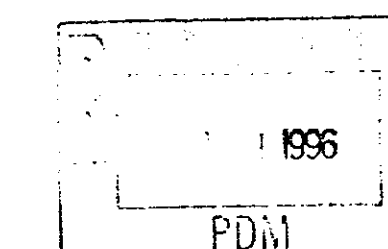
1. Petition for Special Exception (3)
2. Zoning description (3)
3. 200' scale zoning map (1)
4. Site Plans (12)
5. Check in the amount of \$335.00

If you have any questions, please give me a call.

Sincerely,

Barbara W. Ormond  
Barbara W. Ormond  
Legal Assistant

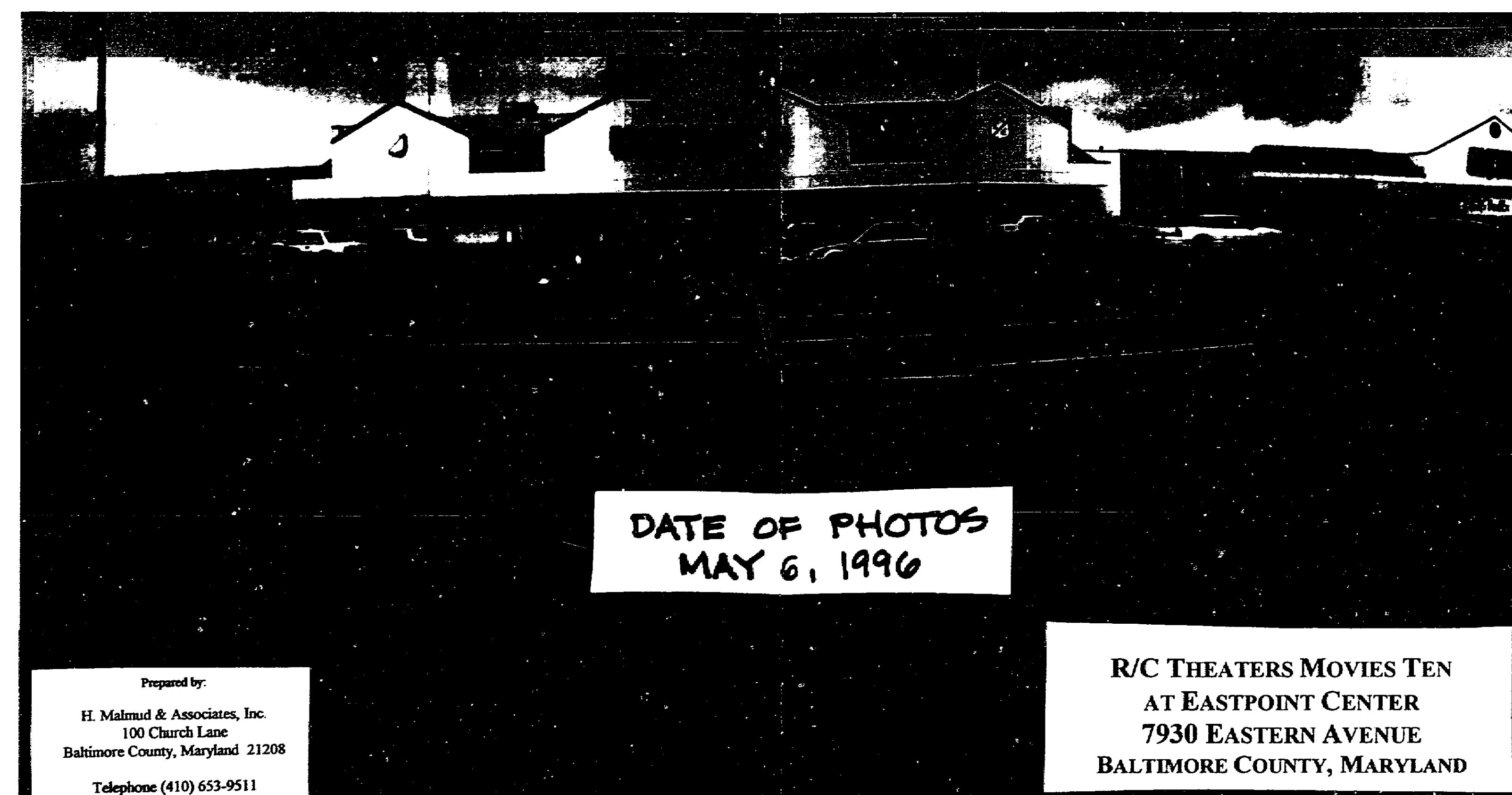
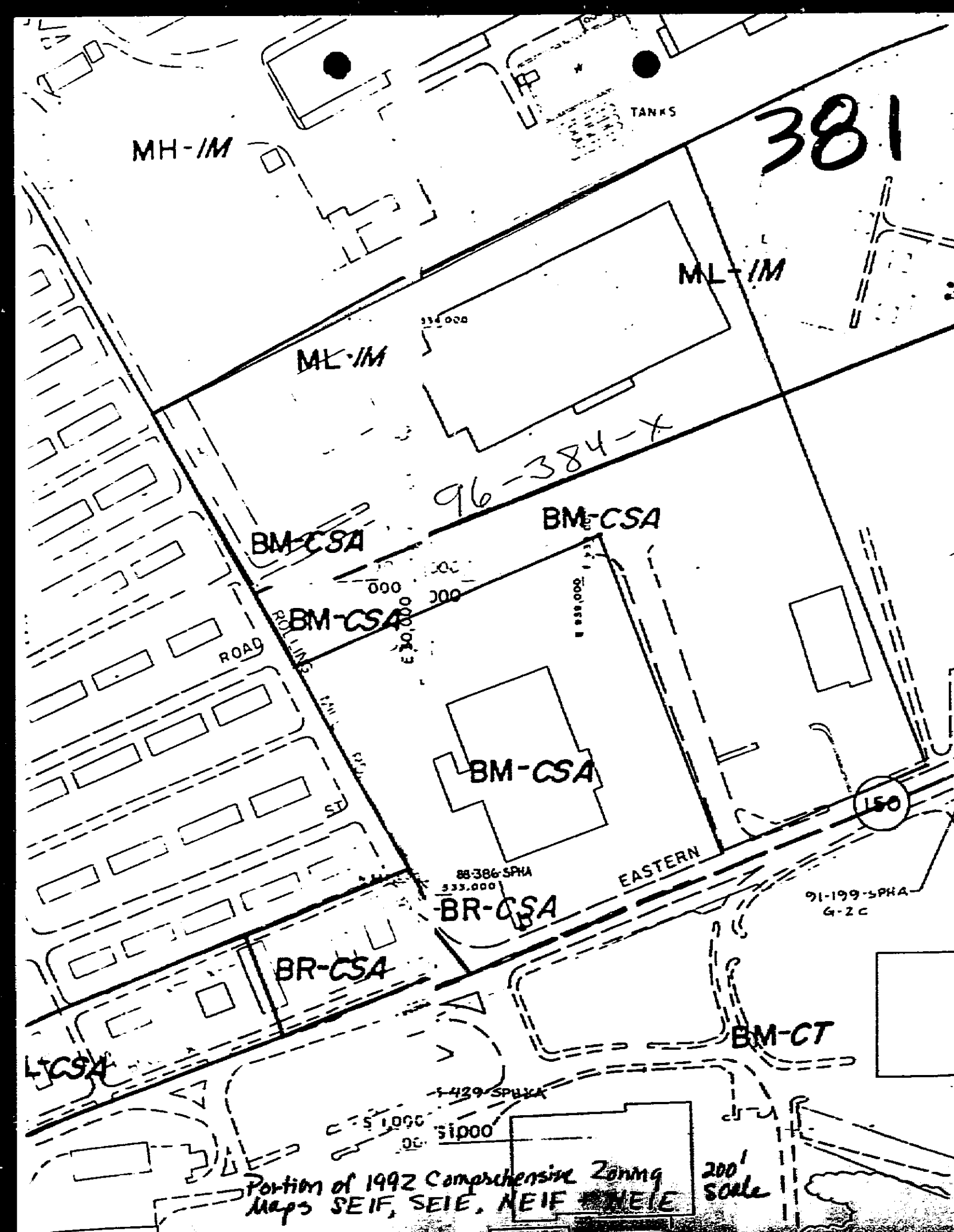
bw  
cc: Robert A. Hoffman, Esquire  
TODDCS1:BAW:015022255 01



PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME	ADDRESS
Patricia A. Malone	210 Allegheny Ave Towson
Scott R. Cohen	231 W. Cherry Ct. Pikesville
David Malmud	100 Church Lane 21208
David Phillips	231 W. Cherry Ct. Pikesville



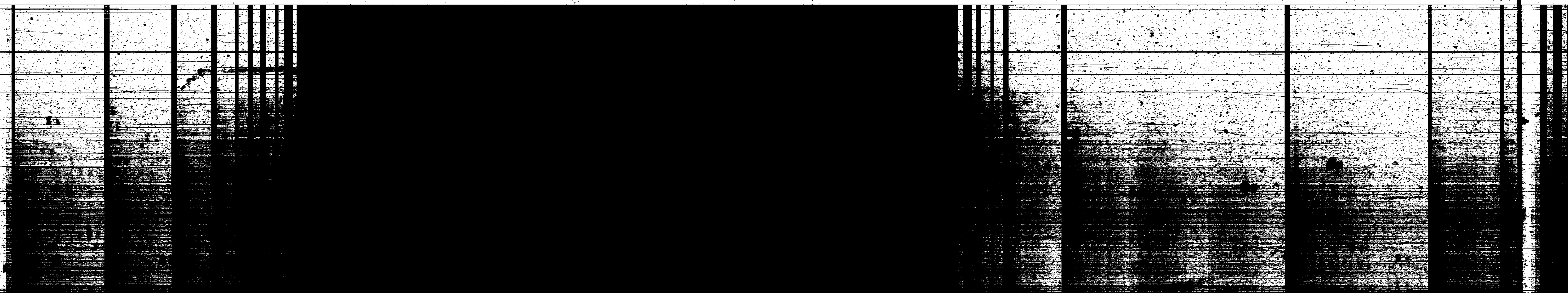
DATE OF PHOTOS  
MAY 6, 1996

Prepared by:  
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Telephone (410) 653-9511

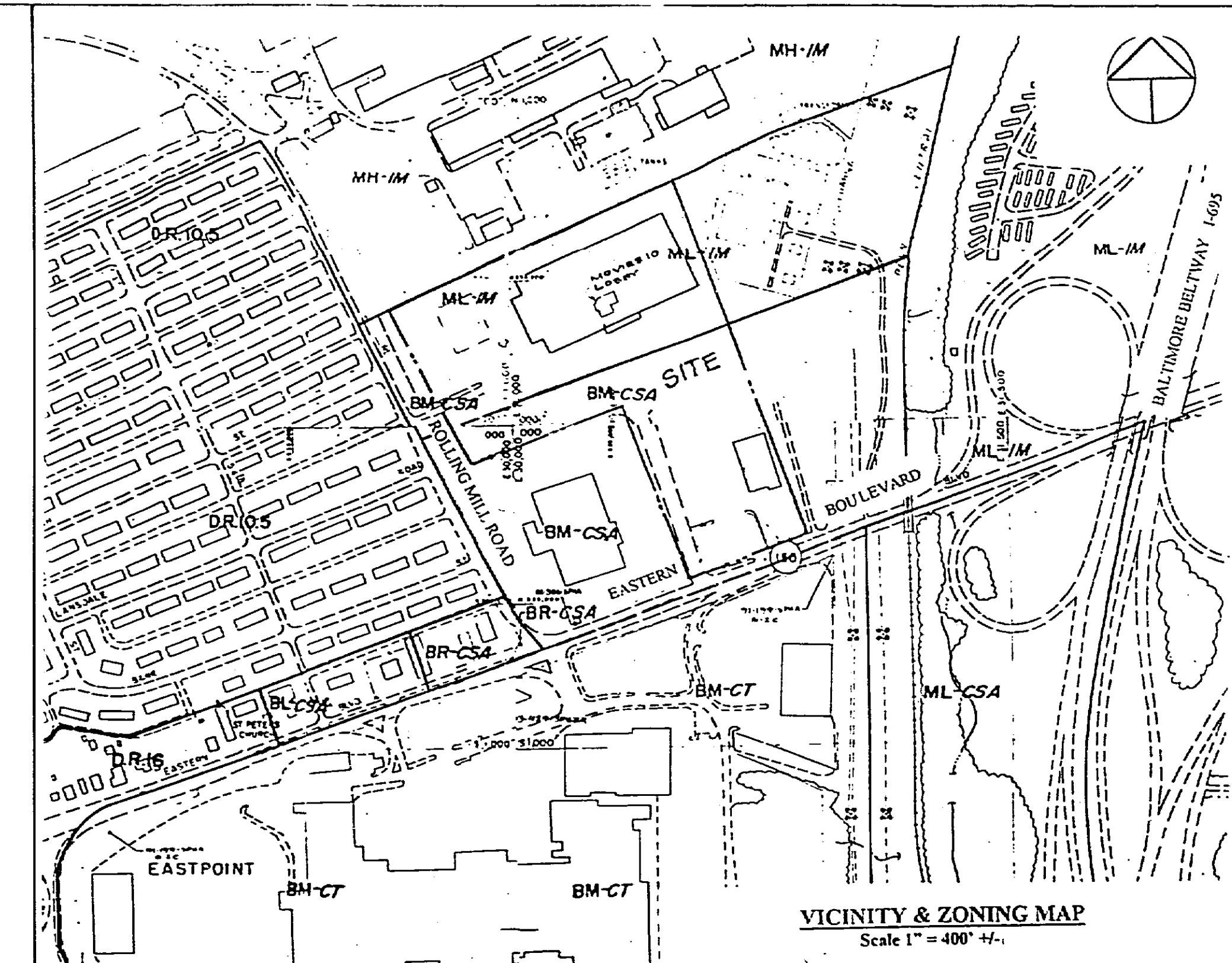
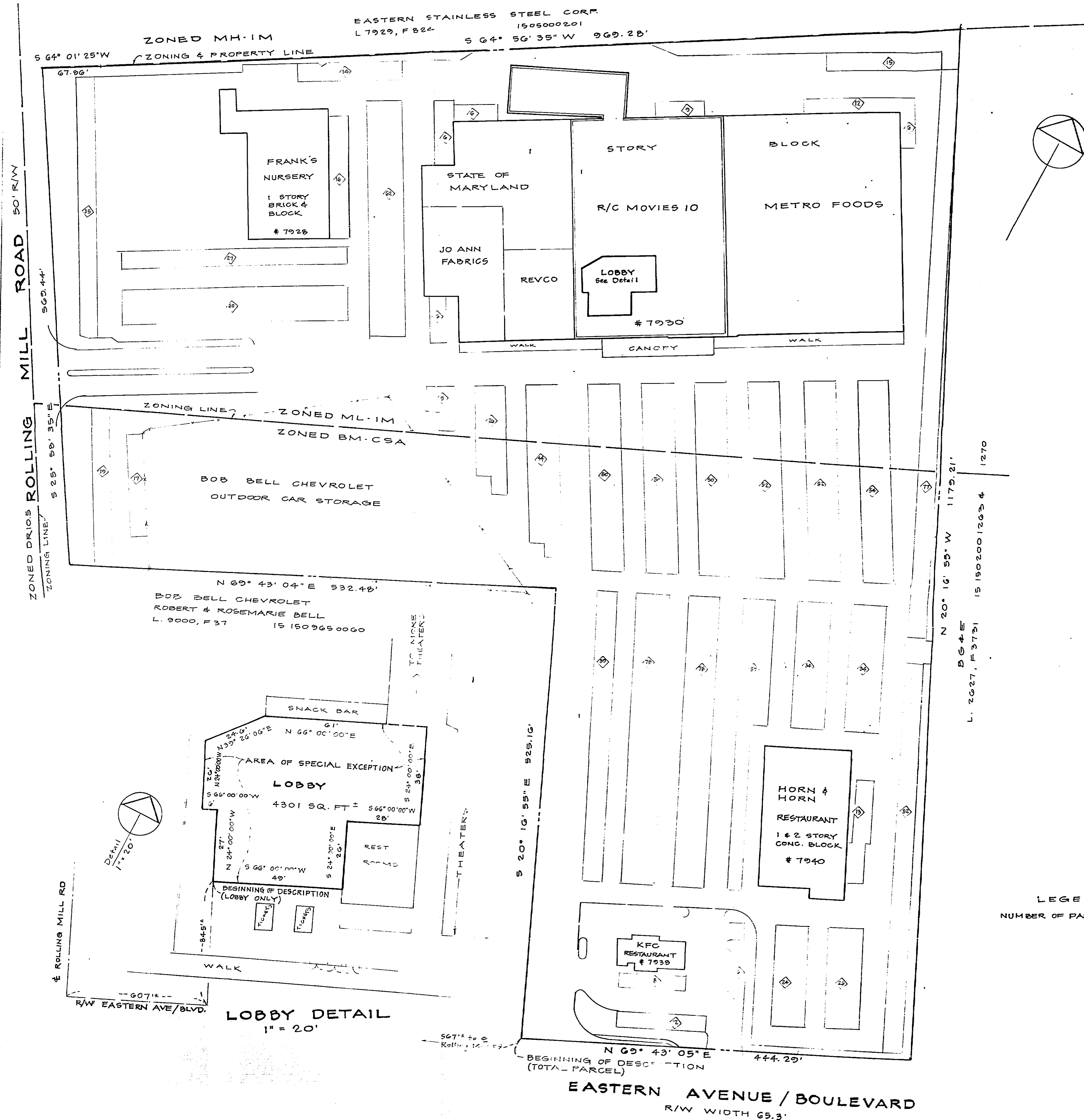
R/C THEATRES MOVIES TEN  
AT EASTPOINT CENTER  
7930 EASTERN AVENUE  
BALTIMORE COUNTY, MARYLAND

Page 2A









# NOTES

- PETITIONER: RC THEATERS MANAGEMENT CORP.  
 OWNER: BALTGEM DEVELOPMENT CORP.  
 DEED REFERENCE: LIBER 7648, FOLIO 688  
 TAX MAP 95, GRID 17, PARCEL 133  
 ACCOUNT No. 1507151110
- EXISTING ZONING: ML-IM & BM-CSA
- EXISTING USE: SHOPPING CENTER/MOVIE THEATER COMPLEX  
 ZONING VARIANCE GRANTED FOR COMPLEX OCTOBER 26, 1994,  
 CASE No. 95-100-A TO ALLOW 1238 PARKING SPACES IN LIEU OF  
 REQUIRED 1400 SPACES. 21 FOOT REAR YARD SETBACK IN LIEU OF  
 REQUIRED 30' A AND FOR A SIGN OF 199.5 SQ. FT. IN LIEU OF MAXIMUM  
 150 SQ. FT. ALLOWED.
- PROPOSED USE: SAME WITH ADDITIONAL AMUSEMENT DEVICES IN  
 THE LOBBY OF THE THEATER COMPLEX. FOR AN ARCADE PURSUANT  
 TO SECTION 423.C OF THE BALTIMORE COUNTY ZONING REGULATIONS  
 AND, PURSUANT TO SECTION 423.C.4, THE ZONING COMMISSIONER IS  
 REQUESTED TO SPECIFY THE MAXIMUM NUMBER OF DEVICES TO BE  
 MAINTAINED IN THE ARCADE.
- FLOOR AREA OF LOBBY: 4301 SQ. FT.
- NO EXTERIOR CHANGES ARE REQUESTED, SPECIAL EXCEPTION  
 LIMITED TO LOBBY AREA ONLY.
- PARKING SHOWN AS PER ZONING VARIANCE GRANTED (SEE NOTE 3)
- TOTAL AREA OF PROPERTY: 19.5 ACRES +/-
- PUBLIC WATER AND SEWER SERVES THIS SITE.

**PLAT TO ACCOMPANY A  
 REQUEST FOR A SPECIAL EXCEPTION  
 FOR R/C THEATERS MOVIES TEN  
 AT EASTPOINT CENTER  
 7930 EASTERN AVENUE  
 ELECTION DISTRICT No. 15  
 COUNCILMANIC DISTRICT No. 7  
 BALTIMORE COUNTY, MARYLAND**

Scale: 1" = 60' February 24, 1996



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**PETITIONER'S  
 EXHIBIT No. 1**

THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL  
 AGREEMENTS, EASEMENTS, RIGHTS OF WAY AND/OR COVENANTS OF  
 RECORD AND LAW.

8705M